

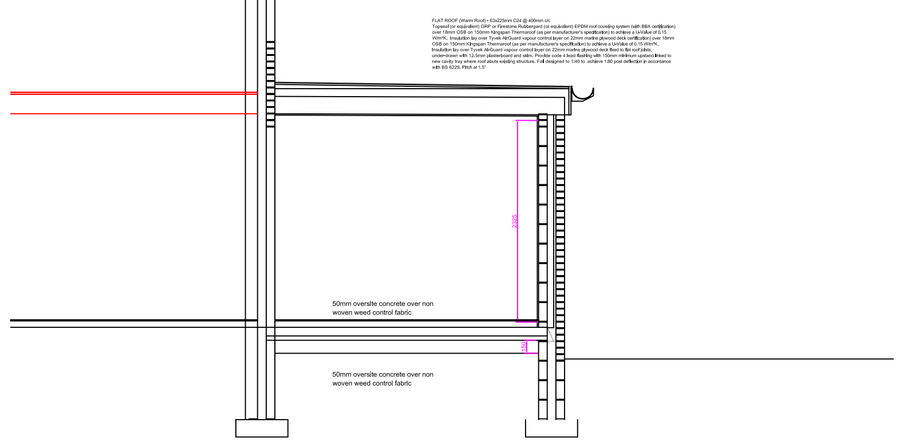
Proposed Front Elevation

Proposed Rear Elevation

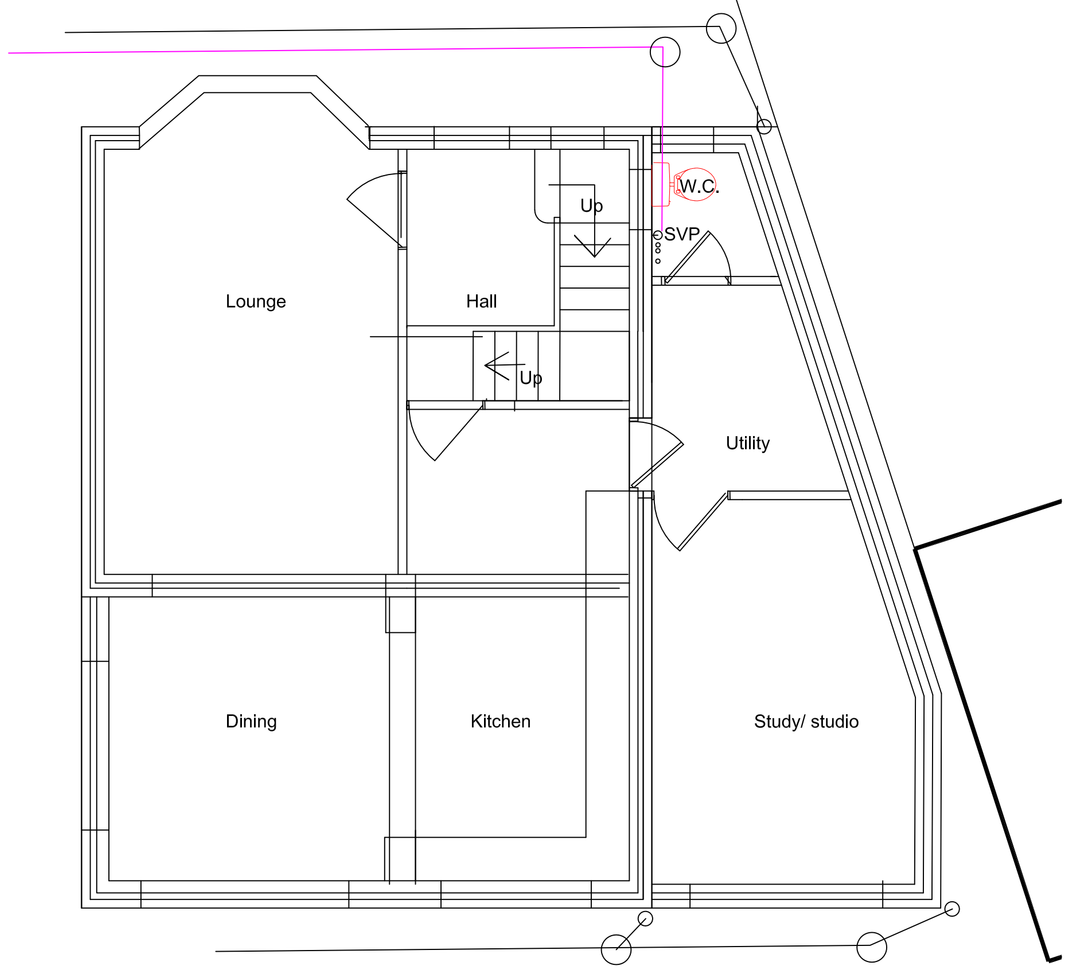
Proposed Side Elevation



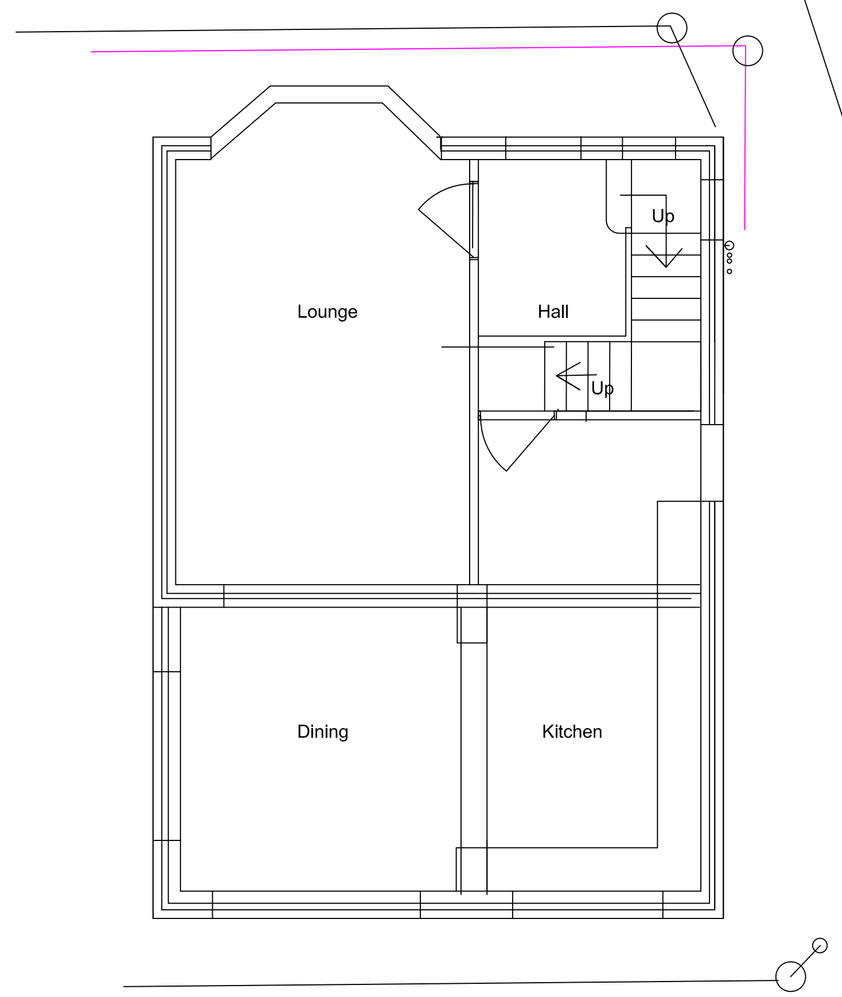
Site Plan Scale 1 to 1:500



Section Thro' extension



Proposed Gnd Floor Plan



Existing Gnd FIroor Plan

GENERAL NOTES

* All work to be carried out in strict accordance with the current Approved Documents (building regulations) and all relevant current British Standards codes of practice, and to the full satisfaction of the Local Authority Building Inspector and associated Engineers.

Construction of the external structure is to be built in accordance with LABC Accredited Construction Details (ACDs) which achieve the performance standards required to demonstrate compliance with the energy efficiency requirements (Part L) of the Building Regulations.

All existing elements, including ground conditions, are assumed only & should be checked / analysed on site prior to commencement of work. All dimensions are in metric & must be checked on site prior to ordering materials, including site levels. All materials to be used in accordance with manufacturers instructions requirements and recommendations. Appointed contractor is responsible for notifying all statutory authorities including all utility companies (electric, gas, telecoms, Yorkshire Water etc) as necessary throughout the duration of the works & should obtain record drawings from utility companies to ensure care is taken during excavation work to protect any existing services.

Contractor to inform Local Authority Building Control at least two working days before commencement of work, and at all stages as required by the Local Authority Building inspector. Any work carried out prior to obtaining Building Control approval is at the clients own risk.

This specification & associated plans are not an exhaustive list of all the works to be carried out, nor do they constitute full working drawings. The plans & specification have been prepared for Building Regulations, Town & Country Planning & construction estimates only. No liability is accepted for any loss of any sort or additional expense incurred consequent on any failure, real or alleged, of the drawings and specification to meet the requirements of any other body, statutory or otherwise, neither is any liability accepted whatsoever for the works so erected.

The reader must ensure he is referring to the latest revised drawings & specifications in all cases as supplied by the Client. This specification must be read in conjunction with the Building Control 'APPROVED' drawings, Do not scale from the drawings unless directed otherwise. Where discrepancies occur, seek advice of client's representative for clarification.

The drawings & specifications are a guide as to what is required to comply with the current building regulations. This does not imply that this is the only acceptable way of achieving building regulations approval. Alternative 'similar approved' products may be used at the discretion of the Building Inspector. No

FOUNDATIONS

Groundworks contractor to reduce levels of site as required, removing all made ground, paving slabs and any base couse inc strip out any vegetation layers of soil ready for foundation dig. Take note of requirements for ducting of Electricity, Gas, Water, Telecommunications, & drainage, & liaise fully with the utility companies as necessary with regard to their requirements. paving slabs to be stored on sie forrreuse as will topsoil if any

External wall foundations to be 600 wide x 200mm thick concrete class grade C25 strip foundations taken down to a suitable load bearing subsoil min 750mm deep with min cement content 330kg/m³, I layer A142 mesh in bottom face min 40mm cover min 200mm laps. Lay concrete in prepared trenches min 900mm below ground level on good bearing strata. Construct foundations to suit local conditions and in accordance with NHBC Practice Note 3 in clay soil.

Depth of foundations to be suitable to site conditions but agreed on site with Building Control Officer or structural engineer if uncertain. Minimum depth below ground to be 900mm to formation level. Any soft spots to be taken out and filled with weak mix concrete. Generally, allow min 150mm projection of foundations from face of walling. All existing Mains drains to be located and exposed before any excavations are carried out. All services passing under the building to be located and either split ducted or surrounded with 75mm Plystyrene. Any services passing through the foundation walls are to be have 450mm concrete lintel over and surrounded with 75mm Polystyrene.

Any load bearing internal wall foundations to be as above but min 400mm wide. All Foundations to be below invert of any nearby drain, unless agreed otherwise with Building Control and foundations must not protrude outside the site boundary onto neighbouring land in any circumstances. Effect of any nearby trees on ground conditions and foundation depth to be determined prior to commencement with Building Control.

Trench fill foundations may be used in lieu of strip foundation should this be the preferred method. Particular care to be taken to avoid damage to existing drains. Foundations not to be left open for prolonged periods and any water or loose material to be completely removed prior to placing concrete.

Requirement for Radon barrier to be agreed by contractor, with Building Control prior to commencement NB. No below ground site investigations have taken place. Groundworks contractor to investigate & confirm suitable bearing strata is present. Ground conditions are assumed to be firm clay, however, in all cases; foundations are to be laid to the satisfaction of the Local Authority Building Control Officer who may request changes to the design where he deems fit following site inspection of the excavations.

Should other methods of foundation construction be required, (e.g. reinforced raft foundation) builder to seek advice of civils/structural engineer. All foundations to be laid in accordance with BS 8004:1986 (Code of practice for Foundations).

FOOTING WALLS (STRIP FOUNDATION)

Dense blockwork min 300mm thick (7N/mm²) walled directly off foundation up to 150mm below finished external ground level. Blockwork to be suitable for use below ground in accordance with BS 2028: 1364. Foundation blocks 300mm wide may be used to this level or a cavity wall (Min 7 N Blockwork) with cavity filled with C25 Concrete to 100mm below external ground level.

SUBSTRUCTURE

Load bearing walls for use below DPC to be Plascon dense aggregate blocks by Plasmor, density in excess of 1500kglm3 or compressive strength of 7N/mm2 , to BS 6073. Set in 1:1.6 mortar cement, lime sand with plasticiser, to BS 5628 Pt3 or similar approved. Where drainage passes through walls insert concrete lintel over, allowing 50mm clearance all around, and masked on both sides, or to be sleeved.

GROUND FLOOR

70mm insitu concrete screed laid out over Damp Proof Membrane (2000 gauge) Lapped and taped, laps to be at least 300mm all linked in with wall dpc, all joints sealed to form impervious barrier over 100mm K103 by Kingspan Insulation Ltd, over floor slab. 'U' value 0.14 W/m2K maximum. fixed over concrete beam and block floor slab approx 175mm thick, 20N/sq. mm. minimum strength, Alternatively use Stylite Insulating Blocks between Prestressed reinforced concrete deams 150-175 mm deep at 415mm centres. All blocks to be sealed against perimeter walls. in this instance screed to have A98 reinforcing mesh laid within screed. All services to be laid in 30mm deep duct work and all entries to be sealed.

EXTERNAL WALLS

Cavity wall construction, thickness 300mm, 'U' value 0.15 W/m2K , comprising Outer leaf, 100mm facing bricks, 5N/mm2 minimum strength to BS 5626 Pt1 & BS 3921 set in 1:1.6 mortar. Inner leaf, 100mm Thermalite hi strength 7 block, strength 7.0 N/mm2 , density 1175-1400 kg/m3 to BS 6073 Pts 1&2 & BS 5628 Pt3, set in 1:1.6 mortar. 100mm Cavity to be partially filled with 70mm Koolthern K108 cavity Board insulation by Kingspan Insulation Ltd, installed in accordance with manufacturer's instructions and recommendations. DPC, in both leaves to be Cavinoll Premium DPC by Cavity Trays Limited, or other equal and approved, to BS 6515, to be 150mm minimum above ground level, and to lap DPM. Wall Ties, to be stainless steel vertical twist type B wall ties spaced at 750mm horizontally and 450mm vertically to BS 1243: 1978, with insulation retaining clips. Air vents, provide and fix open perpend vents to head of cavity walls at 1500mm centers.

OPENING IN EXTERNAL WALLS.

Generally, openings in external walls to have Birtley 'Supergalv' lintels or similar. Size and type to be advised by manufacturers, installed to manufacturer's instructions with minimum bearing at both ends to be 150mm. Jambs to be closed at cavities with a Quickcloser by Cavity Trays Ltd or other equal and approved. All door and window frames to lap insulation by 30mm. stepped external cavity trays to all openings.

ROOF STRUCTURE

FLAT ROOF (Warm Roof) - 63x225mm C24 @ 400mm c/c

Topseal (or equivalent) GRP or Firestone Rubberguard (or equivalent) EPDM roof covering system (with BBA certification) over 18mm OSB on 150mm Kingspan Thermaroof (as per manufacturer's specification) to achieve a U-Value of 0.15 W/m²K. Insulation lay over Tyvek AirGuard vapour control layer on 22mm marine plywood deck certification) over 18mm OSB on 150mm Kingspan Thermaroof (as per manufacturer's specification) to achieve a U-Value of 0.15 W/m²K. Insulation lay over Tyvek AirGuard vapour control layer on 22mm marine plywood deck fixed to flat roof joists, under-drawn with 12.5mm plasterboard and skim. Provide code 4 lead flashing with 150mm minimum upstand linked to new cavity tray where roof abuts existing structure. Fall designed to 1:40 to achieve 1:80 post deflection in accordance with BS 6229. Pitch at 1.5°

Alternatively Roof covering to be 3 layers heavy duty roofing felt with min 100mm laps to be glued and lapped under lead flashing to existing building laid, lap and gauge as manufacturers recommendations. Laid on 18mm thck OSB wood sheeting manufactures recommended adhesive. Sheeting fixed to 38mm wide firing to give roof min 1 in 80 cross fall from from building to gutter over external wall. All felt pulled taut and dressed into gutter. On Rafters 225mm x63 mm @ 400mm centres to span max 3.6m On 100mm x 50 sw wall plate tied down with 30mm x 5mm Galv ms straps down cavity @1.2 m ctrs. 200mm ROCKWOOL ROLLBATTS laid between joists and 200mm ROCKWOOL ROLLBATTS laid across joists. The roof insulation shall be taken down and lapped with wall insulation U=0.19W/m2K with min 50mm air space above. Include for rafter tray to maintain 50mm clear ventilation. (see detail) 12.5mm plasterboard and skim ceiling. Roof ventilated via 25mm continuous air gap at eaves with fly proof screen and ridge ventilators. Assume 18mm x 200 mm ext quality ply fascia board with gutter brackets at max 1.0m ctrs or to match existing. Vented abutment at junction between roof & wall The roof to be provided with low level ventilation, located on opposite sides of the roof, equal to a continous strip 10mm wide or breathable felt Maintain 50mm air gap between insulation and underside of roof covering

WHERE CEILING FOLLOWS SLOPE OF ROOF

Where Kingspan is used a minimum of 25mm airspace is to be retained between joists with a total depth of Kingspan to be used 125mm. This all depends on the size of joists used eg: 125mm joists should have 100mm Kingspan between & 25mm Kingspan below. 100mm joists = 75mm between & 50mm below. Lay 300mm glass fibre insulation quilt in roof space as two layers using 150mm layers. First layer between joists and second layer across joists. Polythene 1000 gauge VCL between joists and plasterboard. Maintain 50mm air gap between insulation and underside of roof covering

LEAD WORK

Code 4 lead flashing and cavity tray to all roof / wall junctions, Cavity tray to be by Cavity Trays limited or other equal and approved, installed in accordance with manufacture's instructions and recommendations, lead flashing to comply with BS 1178. Valley's to be code 4 lead lined valley supported on 18 x 300mm WBP grade valley board Tiles to be cut and bedded in mortar bedded on an undersloak to provide a 125mm channel.

VENTILATION.

Windows to habitable rooms to have an opening light equivalent to 1/20 floor area of the room. Background ventilation to be provided in all habitable rooms equal to 8000mm2 provided by trickle vents in the window head not less than 1750m m above FFL. Alternatively airbrick with hit and miss ventilators located through external wall. Kitchen and utility areas to be provided with mechanical extract ventilation equal to 30ltrs / second plus background ventilation equal to 4000mm2 by way of trickle ventilation, if the extract ventilation in kitchen is not via a cooker hood, then ventilation is to be equal to 60ltrs / second. All extractor fan ducting is to be encased with 12mm of plasterboard with skim to provide 30minute fire resistance where appropriate. FINISHES Block Walls, to be 12.5mm plasterboard and dabs, or other equal and approved, fixed in accordance with manufacturer's instructions, laid true and even complete with all edge protection as necessary.

WINDOWS AND GLAZING

Windows to be white upvc windows, double glazed, style to match existing, or to clients request. Windows to habitable rooms at first floor level and to inner rooms to be fire escape windows giving minimum clear opening dimensions of 450mm x 750mm. Roof Lights by specialist, complete with flashing and linings, style to be approved. All glazing to be double-glazed to BS 5713 and BS 6262, with 20mm air gap and a 'soft' low E coating, or double glazed with a 16mm argon filled cavity and a 'soft' low E coating. 'U' value for windows to be 1.3 W/m2K, and for doors to be 1.0 W/m2K minimum. All glazing below 800mm in windows and glazed panels in doors below 1500mm and glazing within 300mm either side of doors to be safety glass, to BS 6206. DOORS Externally: To be white Upvc doors and frames to BS 1186 complete with weather stripping and draught sealing. Apply mastic bead around perimeter of doors externally on completion. Internally: To be standard doors and linings to BS 1186. All internal doors to be 813mm wide (2'8"ft) with 905mm total construction opening to fit frame. Main external door to be 914mm wide (3'0"ft) with 1006 total construction opening to fit frame Must have clear opening width of 775mm. LEAD WORK Lead work to be executed in accordance with the Lead Development Associations publication 'Recommendations on good practice'.

ELECTRICAL INSTALLATION

The electrical installation to be designed, installed, inspected, tested and certified in accordance with BS 7671:2001 Requirements for Electrical Installations (IEE Wiring Regulations 16th Edition). Switch and socket outlets for lighting and other equipment to be between 450 - 1200mm above FFL. Details of the competent person who will be responsible for the design, installation, inspection, testing and certification of the electrical installation to be submitted to the local authority prior to work commencing on site.

LIGHTING:-

All light fittings throughout to be energy efficient. All switches and sockets including the consumer unit should be fixed between 450-1200mm above floor level to comply with Part M of the building regs. Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.

PLUMBING INSTALLATION:-

All fittings to be selected by client and to be fixed and secured to manufacturer's instructions. Soil and waste systems: To comply with BS 8301 & 5572 and water authority regulations. All drainage pipe work to be PVC 50mm (min) diameter, deep seal traps to be provided to all fittings. Hot and cold water systems: All service pipes to be either copper or PVC and be insulated throughout their length.

BELOW GROUND DRAINAGE

All new drainage below ground to be Hepworth Supersleeve 100dia V.Clay pipework or Polypropylene alternative, inc all and matching fittings. Surface water - min 75mm dia. fall 1 in 40. Foul water - min 100dia 1in40 fall. All pipework less with than 900mm cover to be encased in 150mm concrete. This applies to all drainage passing under paths, drives, roads, buildings or within 1m of external loadbearing walls. Contractor to protect any existing drainage that is to remain under instruction of the Building Control Officer. Movement joints to be positioned in concrete encasement at natural pipe joints. Pipes passing under non-load bearing strata i.e., gardens with less than 600mm cover should have at least 1000mm granular backfill encased with concrete slabs positioned over prior to backfill. All pipes to be bedded on 100mm granular backfill 150mm layer of pea shingle (max agg. 10mm) with 100mm selected backfill above pipe (max agg. 40mm) and 2 further layers of selected backfill, as above, hand rammed in layers to give a min' 300mm above crown of pipe before normal backfill. Foul drains and road gulley drains to connect directly into combined mains drains manhole within the site which drains directly into the public sewer.

DRAINAGE GENERALLY

Foul drains to connect directly into combined mains drains manholes on edge of boundary to drainage network. Surface water drains to go into soakaway if ground conditions allow, otherwise be connected into combined drains. Site inspection of existing drains is sought for approval of LA building control prior to connection to ensure the drain is structurally and hydraulically suitable. Conditional approval sought in respect of exact position of drains which are to be established on site & agreed with the Building Control Inspector. Test prior to and after backfilling. Provide pre-stressed concrete lintels in loadbearing walls where drains pass through. Provide rodent barrier where drains pass through load bearing walls.

GULLY TRAPS TO SVP's AND WASTE CONNECTIONS

To be as above, i.e., back inlet type, roddable with removable traps and on concrete pads/bases. INSPECTION CHAMBERS Inspection chambers to be Hepworth Polypropylene sectional with medium duty single seal covers & frames. Inspection chambers required at changes in drain connection/gradient. Inspection chambers to BS 8301 and sizes to be in accordance with LA schedule of manhole sizes. All connections to chambers to be in line with the flow. Bed proprietary UPVC inspection chambers with 10 tonne iron cover and frame on 100mm concrete base. New inspection chambers to have screw down covers.

GULLY TRAPS TO RWP's

Bed and set UPVC roddable Set UPVC back inlet gully with rodding access in position and build in waste pipes. Set UPVC trapped gully in position at base of all rainwater pipes. 100dia rwp's to discharge onto gullies with black cast iron grate with surround and removable trap (roddable). Gullies set on a concrete pad/base.

ROODING EYES

Provide rodding eyes at head of drain runs where necessary. Terminate drain with a slow bend up to a suitable cast iron cover.

HEATING/HOT WATER

Existing heating system to be investigated by corgi registered plumber before work commences. If possible existing hot water/central heating system to be extended. The system to be designed to meet Clean Air Act 1956 and BS 5449, 5410, 68303 and provide 21°C in living rooms and 18°C in bedrooms when external temperature is -1°C. Radiators to be fitted with thermostatic radiator valves. Hot and cold water systems, all service pipes to be either copper or PVC and be insulated their length. If a new boiler is required then the details of new gas fired condensing combi boiler to be submitted to local authority before work commences, with details of the competent person who will be responsible for the design, installation, inspection, testing and certification of the work. New boiler is to be installed as per the Office of the Deputy Prime Minister Publication" Domestic Heating Compliance Guide".

EXISTING STRUCTURE

Where new work is to be carried out all existing structure to be removed. All sanitary and kitchen fittings and shelving to be removed. All drainage that is not to be re-used to be disconnected, and blocked below ground floor slab level, any voids to be made good.

OTHERS

All fitted furniture, kitchen and bathroom fittings, to be selected by client and installed to the manufacturer's instructions and recommendations. . All purlins j beams to be as structural calculations, and half hour fire protected with gyproc fireline board, to manufacturer's instructions and recommendations. Suitable Structural Calculations for steel beams and trussed rafters to be submitted to local authority 28 days before the commencement of works. Foundation report to be submitted to the Local Authority 28 days before the commencement of works. Details of new septic tank to be submitted to local authority 28 days before the commencement of works.

STEEL BEAMS

All steel beams to be as designed by structural engineer and to have min 200mm bearing onto load bearing walls as desinated. All padstones to be concrete grade C25 min and min 150mmdeep, a padstone is required at the end of all of the beams and it is to be bedded into the masonry. All beams are to be grade S275 All steel work is to be shot blasted to grade SA 2.5 and painted with zinc rich primer (min thickness of 75 microns). All bolts to be grade 8.8 All steelwork in contact with or on external masonry to be painted with 2 coats of black bituminastic paint. All purlins / beams to be as structural calculations, and half hour fire protected with gyproc fireline board, to manufacturer's instructions and recommendations.

DOORS

All glazing >50% in doors to be 'A' rated, argon-filled units with a centre pane U-Value of 1.2 W/m²K. Doors to have minimum 10,000mm² background ventilation. Background ventilators should have the equivalent area marked where it will be easy to see from inside the dwelling when installed, to aid verification by building control bodies. Glazing in doors below 1500mm in doors and side panels to be toughened, laminated or safe breaking in accordance with BS EN 12600 and BS 6206. Internal doors to be 762x1981mm unless otherwise specified. Maintain 10mm gaps under all internal doors to assist whole-house ventilation.

ABOVE GROUND DRAINAGE

FIXTURE / FITTING	MIN FALL	TRAP	SIZE Ø	DISCHARGE
Sink / WHB	1:55	75mm	32mm	Gully / SVP
Shower / bath	1:55	75mm	40mm	SVP
WC	n/a	n/a	100mm	SVP
Gutter	1:80	n/a	125mm	75mm RWP
RWP	n/a	n/a	75mm	Access gully

100mm Ø SVP to terminate 900mm above any opening light within 3.0m with cage top. Any Air Admittance Valve (AAV) should not be used in lieu of SVP. AAV only used in addition to SVP. Any external AAV to have appropriate frost / weather protection.

PLUMBING & HEATING

All heating systems to be designed/installed by specialist (Gas Safe, HETAS, etc.). Any new boiler to have minimum SEDBUK efficiency rating 92%. Carbon Monoxide detector should be provided in line with BS-EN 50291 s at least 300mm of any wall or on walls at as high as possible but not within 150mm of ceilings. All radiators to have 1 no. thermostatic valve (TRV).

NOTES

It is the Clients responsibility to ensure that the drawing fully complies with their requirements. All drainage issues must be checked prior to commencement on site. In some cases the underground drainage may be assumed and may vary from those shown in the plans. All dimensions and loads are to be checked on site prior to commencement of work. All work and materials are to be in accordance with the relevant British standards, Codes of practice and Trade recommendations and instructions. These Plans are prepared for the purposes of obtaining planning and building regulation approval.

COMMISSIONING CERTIFICATES

The following written commissioning certification is required upon the projects completion prior to certification An appropriate BS 7671 electrical installation certificate will be required from an Electrician registered with a recognised trade body such as NICEIC, ECA or NAPIT

TH

Client
Mr & Mrs, C. Haigh

Project
25 Malvern Close, Prestwich, Manchester M25 1PH

Detail
Proposed Ground Floor Extension

Dwn	Chkd	Date	Scale	Dwg No.
TH	TwH	Feb 2024	1:100 & 50 @A1	23201/002